

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: DECEMBER 17, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - ZON-36093 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a Rezoning from R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to C-V (Civic) on property generally located east of the Durango Drive and Iron Mountain Road intersection. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) on the subject site; therefore, staff is recommending approval of the subject Rezoning application. If denied, the residential and undeveloped zoning district will remain inconsistent with the existing land use designation.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designations of PF (Public Facilities) and PR-OS (Parks/Recreation/Open Space).
- The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/13/98	The City Council Tabled a request for a Rezoning (Z-126-97) of property from U (Undeveloped) to: R-E (Residence Estates) on property located on the southeast corner of Durango Drive and Iron Mountain Road. The Planning Commission recommended denial of the request.
10/12/98	The City Council denied a request for a General Plan Amendment (GPA-0029-98) to amend a portion of the Northwest Amendment to the General Plan from: P-S (Park / School) to: PCD (Planned Community Development) on property located at the northeast corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council denied a request for a Rezoning (Z-0041-98) of property from: R-E (Residence Estates) to: RPD-4 (Residential Planned Development – 4 Units Per Acre) on property located on the north side of Log Cabin Way, west of Buffalo Road. The Planning Commission recommended denial of the request.

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04/26/99	The City Council approved a Rezoning (Z-0001-99) from: R-E (Residence Estates) to: R-PD3 (Residential Planned Development – 3 Units Per Acre) on property located on the north side of Log Cabin Way, west of Cimarron Road. The Planning Commission recommended denial of the request.
05/24/99	The City Council approved a Rezoning (Z-0009-99) from R-E (Residence Estates) to R-PD3 (Residential Planned Development – 3 Units Per Acre) on property located at the northwest corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council approved a request for a General Plan Amendment (GPA-0004-99) to amend a portion of the Northwest Amendment to the General Plan from: P-S (Park / School) to: R (Rural Density Residential) on property located at the northeast corner of Cimarron Road and Log Cabin Way. The Planning Commission recommended approval of the request.
06/01/99	The Board of Zoning and Adjustment approved a request for a Variance (V-0032-99) to allow 181,767 square-feet of Open Space where 213,114 square-feet of Open Space is required on property located on the northeast corner of Durango Drive and Racel Street.
06/10/99	The Planning Commission approved a request for a Final Map (FM-0038-99) - Tule Springs Ranch South, Unit 1 - for 44 single-family residential lots on property located on the northeast corner of Durango Drive and the north side of Racel Road.
	The Planning Commission approved a request for a Final Map (FM-0037-99) - Tule Springs Ranch North, Unit 1 - for 39 single-family residential lots on property located on the east side of Durango Drive, north of Racel Street.
07/22/99	The Planning Commission approved a request for a Final Map (FM-0060-99) - Tule Springs Ranch South, Unit 2 - for 78 single-family residential lots on property located east of Durango Drive, north of Racel Street.
	The Planning Commission approved a request for a Final Map (FM-0059-99) - Tule Springs Ranch North, Unit 2 - for 50 single-family residential lots on property located west of Durango Drive, south of Brent Lane.
08/18/99	The City Council approved a request for a General Plan Amendment (GPA-0016-99) to Amend a portion of the Northwest Amendment to the General Plan from: P (Park/Recreation/Open Space) to: L (Low Density Residential) on property located on the northwest corner of Racel Street and Cimarron Road. Due to the failure of the Planning Commission to establish a super-majority votes on a motion for approval, this item was forwarded to the City Council with no recommendation.
	The City Council approved a request for a Rezoning (Z-0031-99) of property from: R-E (Residence Estates) to: R-PD 4 (Residential Planned Development - 4 Units per Acre) on property located on the northwest corner of Racel Street and Cimarron Road. Due to the failure of the Planning Commission to establish a super-majority votes on a motion for approval, this item was forwarded to the City Council with no recommendation.

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10/14/99	The Planning Commission approved a request for a Review of Condition [Z-0086-98(2)] to allow a front yard setback of 15 feet for side entry garages where 20 feet is required.
12/02/99	The City Council approved a request for an appeal of conditions for Tentative Map (TM-0045-99) - Paiute Crossing at Tule Springs - for 133 single-family residential lots on property located adjacent to the north side of Racel Street, approximately 1,350 feet east of Durango Drive.
12/16/99	The Planning Commission approved a request for a Site Development Plan Review [Z-0031-99(1)] for guest/house casitas on property located on the north side of Racel Street approximately 1,340 feet east of Durango Drive.
	The Planning Commission approved a request for a Final Map (FM-0084-99) - Tule Springs Ranch South, Unit 3 - for 45 single-family residential lots on property located adjacent to the north side of Racel Street, east of Durango Drive.
01/13/00	The Planning Commission approved a request for a Final Map (FM-0083-99) - Tule Springs Ranch North, Unit 3 - for 39 single-family residential lots on property located adjacent to the southeast corner of the intersection of Brent Lane and Durango Drive.
02/24/00	The Planning Commission approved a request for a Final Map (FM-0008-00) - Paiute Crossing at Tule Springs, Unit 1 - for 60 single-family residential lots on property located on the north side of Racel Street, approximately 1,320 feet east of Durango Drive.
03/15/00	The City Council approved a request for an Extension of Time [Z-0086-98(3)] of an approved Rezoning for a proposed single-family residential subdivision on property located on the northeast corner of Racel Street and Durango Drive. The Planning Commission recommended approval of the request.
06/07/00	The City Council approved a request for an Extension of Time [Z-0001-99(1)] on an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) on the east and west sides of Durango Drive between Moccasin Road and Log Cabin Way. The Planning Commission recommended approval of the request.
	The City Council approved a request for an Extension of Time [Z-0009-99(1)] of an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) adjacent to the north side of Log Cabin Way, approximately 2,700 feet east of Durango Drive. The Planning Commission recommended approval of the request.
06/08/00	The Planning Commission approved a request for a Final Map (FM-0016-00) - Paiute Crossing at Tule Springs, Unit 2 - for 73 single-family residential lots located on the northwest corner of the intersection of Racel Street and Cimarron Road.

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06/06/01	The City Council approved a request for an Extension of Time [Z-0009-99(2)] of an approved Rezoning from: R-E (Residence Estates) to: R-PD2 (Residential Planned Development - 2 Units Per Acre) adjacent to the north side of Log Cabin Way, approximately 2,700 feet east of Durango Drive. The Planning Commission recommended approval of the request.
02/05/03	The City Council approved a request for a Annexation (A-0038-02) of undeveloped property located in various parts of the city under the provisions of NRS 268.597 No. 1(b).
02/19/03	The City Council approved a request for a Site Development Plan Review (SDR-1395) for a proposed 565-lot single family residential development on this site. The Planning Commission and staff recommended approval on 01/23/03.
10/23/03	The Planning Commission approved a Tentative Map (TMP-3055) for Log Cabin Ranch for the overall development parcels on this site. Staff recommendation was for approval.
08/04/04	The Planning and Development Department administratively approved a Final Map Technical Review for Log Cabin Ranch (FMP-4806) for the overall development parcels on this site. To date, a copy of the recorded map has not been submitted.
01/09/08	The City Council approved a request of Director's Business (DIR-24411) to designate Tule Springs Ranch as a Historic Property within the City of Las Vegas on 697.78 acres at 9200 Tule Springs Road. The Planning Commission and Staff recommended approval of the request.
07/24/08	At the applicant's request, the Planning Commission Pulled a request for a Rezoning (ZON-28339) from R-E (Residence Estates), U (Undeveloped) [PR-OS (Park/Recreation/Open Space) General Plan Designation], and U (Undeveloped) [PF (Public Facilities) General Plan Designation] to C-V (Civic) on property located at the northeast corner of Durango Drive and Brent Lane.
	At the applicant's request, the Planning Commission Pulled a request for a General Plan Amendment (GPA-28337) to amend a portion of the Centennial Hills Sector Plan from PR-OS (Parks/Recreation/Open Space) to PF (Public Facilities) on property located at the northeast corner of Durango Drive and Brent Lane.
11/05/09	The Planning Commission, at the request of the Planning and Development Department, held in abeyance a request for Rezoning (ZON-36093) from R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to C-V (Civic) on 697.78 acres generally located at 9200 Tule Springs Road.

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12/09/09	The Historic Preservation Commission approved (HPC-36669) consideration of Rezoning (ZON-36093) from: R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to: C-V (Civic) on 697.78 acres generally located at 9200 Tule Springs Road.
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<i>Related Building Permits/Business Licenses</i>	
No relevant building permit or licensing history exists pertaining to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting was done internally, as the applicant is the City of Las Vegas.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Field Check</i>	
10/01/09	During a routine site inspection staff observed a well maintained Park Facility.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	697.78 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation]
	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
	Floyd Lamb State Park	PF (Public Facilities)	U (Undeveloped) [PF (Public Facilities) General Plan Designation]

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North	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
	Single-Family Residences	R (Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
	Single-Family Residences	PCD (Planned Community Development)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single-Family Residences	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single-Family Residences	L (Low Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single-Family Residences	PCD (Planned Community Development)	R-PD4 (Residential Planned Development – 4 Units per Acre)
	Single-Family Residences	DR (Desert Rural Density Residential)	R-E (Residence Estates)
	Golf Course	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units per Acre)
East	Floyd Lamb State Park	PR-OS (Parks/Recreation/Open Space)	R-E (Residence Estates)
West	School	PF (Public Facilities)	PF (Public Facility) – Clark County Designation
	Undeveloped / Single-Family Residences	RNP (Rural Neighborhood Preservation)	R-A (Residential Agricultural) - Clark County Designation

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Floyd Lamb Park	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
H Historic Designation	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JB

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ANALYSIS

This request would Rezone the subject site from R-E (Residence Estates), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan Designation] to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) land use designation. The existing use of the subject site as a City Park is a permissible use in the C-V (Civic) zoning district, and is consistent with the existing General Plan designations. As the proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) land use designations, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. “The proposal conforms to the General Plan.”

The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities) General Plan designation.

2. “The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”

The uses allowed by the C-V (Civic) zoning district, including the existing use of the subject site for a City Park, are compatible with the surrounding land uses and zoning districts.

3. “Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”

The subject site has land use designations of PR-OS (Parks/Recreation/Open Space) and PF (Public Facilities). Rezoning of the subject site will allow conformance with the existing land use designations of the subject site.

4. “Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”

The site is accessed from Durango Drive, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 32

NOTICES MAILED 1284

APPROVALS 1

PROTEST 5